

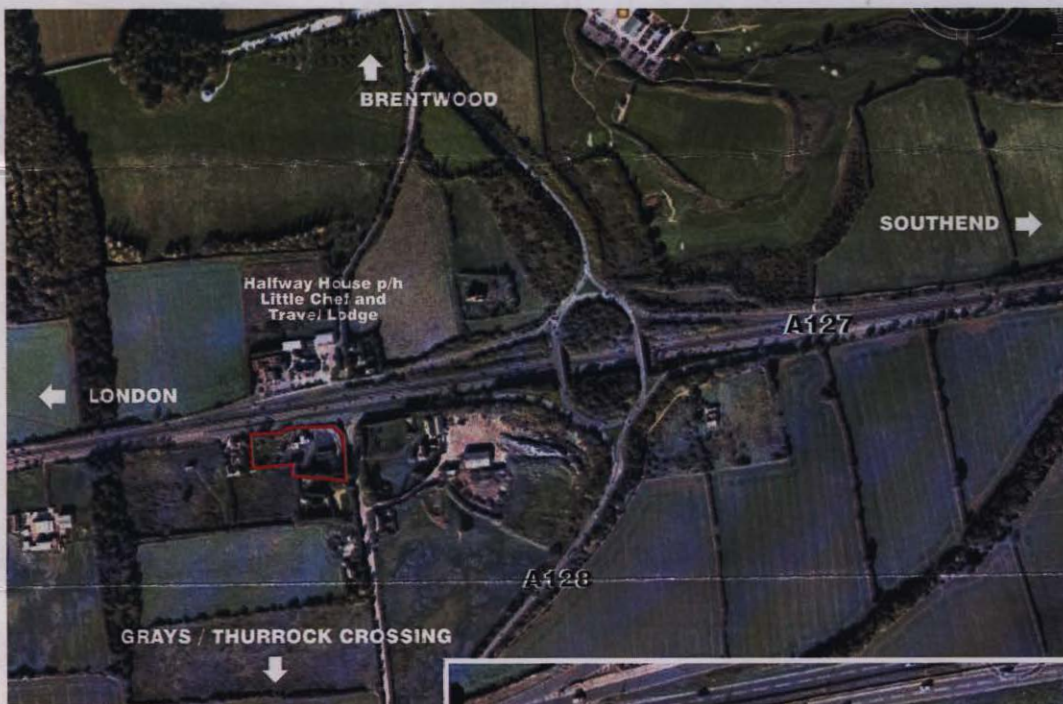


8-015 2008 POTENTIAL SITE DEDMAN COMMERCIAL

FOR SALE / TO LET

Site of Former Elliotts Night Club & Petrol Filling Station

Southend Arterial Road/Tilbury Road, (A127) East Horndon, Brentwood, Essex



Major Commercial Roadside Development Opportunity

**Ideal for Restaurant, Leisure
and Car Showroom use**

(subject to planning)



boundary lines for indicative purposes only

approx 440ft frontage onto the A127 Slip Road

DESCRIPTION:

The site extends to approx 2.2 acres and would suit development for a number of road side uses, subject to planning.

LOCATION:

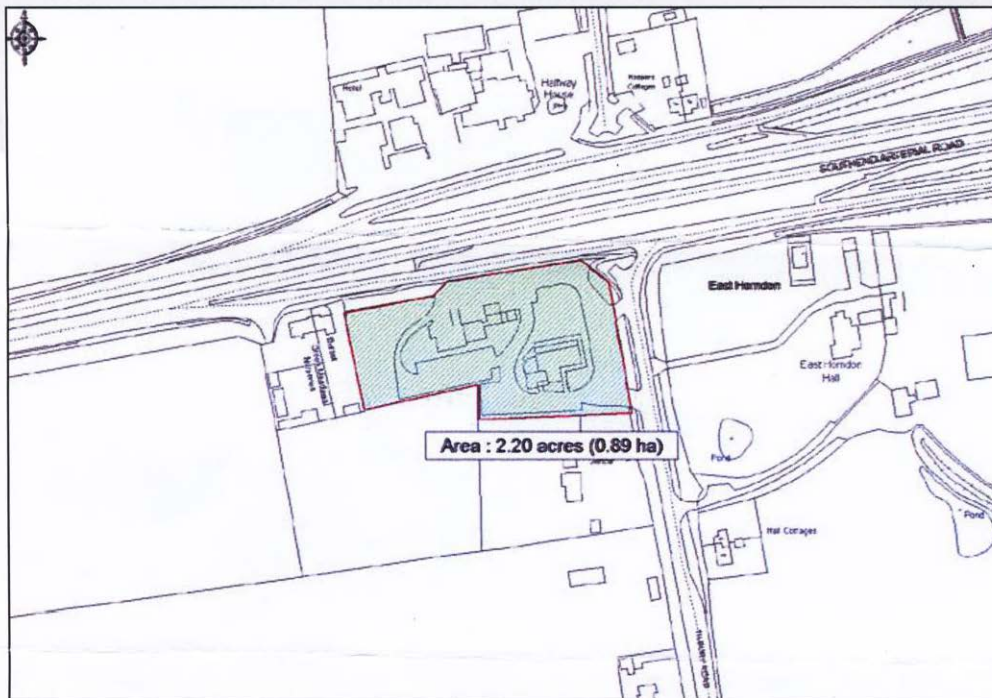
Brentwood is located in Essex approximately 25 miles north east of Central London.

The site occupies a prominent position fronting the westbound carriageway of the busy A127 (Southend to London Arterial Road) a short distance from the intersection with the A128 and directly opposite the Halfway House Motel. Access to the site is available from Tilbury Road.

The M25 Orbital Motorway (J29) connects with the A127 approx. 4 miles to the west of the site. Mainline rail facilities are available at West Horndon Station which lies approx 1 mile to the south.

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PLANNING:

In 2007 (ref: BRW/222/2007) an application was submitted for the demolition of the dilapidated Elliott's Nightclub building and the adjoining petrol filling station and the erection of a car sales showroom (262 sq ms) with substantial canopied forecourt and a separate conference facility with a 50 cover restaurant (431 sq ms).

We are advised that although Brentwood Borough Council resolved to approve this, formal ratification will be subject to a S106 agreement in respect of highways matters.

Subject to planning, the site is considered to be suitable for a variety of traditional roadside uses and interested parties are recommended to make their own enquiries to Brentwood Borough Council.

TERMS:

We are instructed to seek detailed expressions of interest from established commercial operators who would be prepared to make a long term commitment to the site. Subject to terms being agreed it may be possible for our client to design and construct a bespoke building or buildings which would then be let on appropriate commercial terms.

Alternatively, the site may be available for Freehold disposal,
either in part or in its entirety. Offers in excess of £1m per acre are invited.

VIEWING:

By prior telephone appointment with
Dedman Commercial on 01702 311111.

www.dedman.net



Tel: 01702 311111 Fax: 01702 603819

377 Southchurch Road, Southend on Sea, Essex SS1 2PQ
email: commercial@dedman.net

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